

8.0 ENVIRONMENTAL SUMMARIES

The following summarizes the proposed project's relationship to impacts found not to be significant, impacts mitigated to a level less than significant, unavoidable adverse impacts, mitigation measures, and applicable standard City policies and requirements.

8.1 IMPACTS FOUND NOT TO BE SIGNIFICANT

Initial Study

An Initial study was prepared to identify the potential significance of the effects due to the proposed project. Explanations for why these impacts were found not to be significant are contained identified below and contained in Appendix A of this EIR.

Farmland

The project will result in the loss of farmland currently located on the site; however, according to State Department of Conservation, the site is not designated as prime or unique farmland. The project is consistent with the site's land use designation. According to the prior property owners (MWD), the project site has been farmed for bean crops and/or regularly disced and cleared for the past 30 years. No impacts related to agricultural resources are anticipated.

Landslide, Expansive Soils, and Groundwater

According to the Huntington Beach General Plan Update Technical Background Report, there is a slight potential for landslide activity within Huntington Beach. Although the potential for landslides exists, there have been no historical problems associated with landslides in the project area.

According to the PSE report, the near-surface onsite soils vary in expansion potential from "very low" to "low" when tested in accordance with UBC 18-2, which is the testing procedure typically utilized throughout southern California to determine soils expansion potential. Potential impacts associated with expansive soils are therefore considered to be less than significant.

The proposed project will not result in substantial reduction in the amount of groundwater otherwise available for public water supplies.

Climate and Objectionable Odors

The project will not alter ambient temperatures, moisture or airflow.

It is not anticipated that the proposed residential project will produce any noticeable objectionable odors.

Historic Resources

According to the City of Huntington Beach Historic and Cultural Resources Element of the General Plan, no historical resources exist on the project site. Therefore, the project will not affect historical resources or existing local religious or sacred uses within the potential impact area.

Implementation of the proposed project will not result in impacts to hospital or telephone services and facilities.

Draft EIR

Impacts which were determined by this Draft EIR not to be significant are listed below. Explanations for why these impacts were found not to be significant are contained within this Draft EIR in the appropriate environmental section.

LAND USE COMPATIBILITY

No impacts related to on- site residential land use relationships are anticipated.

No impacts related to on-site land use relationships between the proposed park and proposed residential uses are anticipated.

The establishment of new residential land use relationships with adjacent land uses will not result in significant impacts.

No impacts related to land use relationships between the proposed park and existing off-site residential uses are anticipated.

The proposed project will not result in impacts to the Land Use, Urban Design, Housing, Historic and Cultural Resources, Economic Development, Growth Management, Circulation, Public Facilities and Public Services, Recreation and Community Services, Utilities, Environmental Resources/ Conservation, Air Quality, Coastal, Environmental Hazards, Noise, and Hazardous Materials Elements of the City of Huntington Beach General Plan.

The proposed project will not result in impacts to the Land Use Plan, or its associated components, of the Bolsa Chica Local Coastal Program.

The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, will not result in impacts to the Land Use, Urban Design, Historic and Cultural Resources, Economic Development, Growth Management, Circulation, Public Facilities and Public Services, Recreation and Community Services, Utilities, Environmental Resources/ Conservation, Air Quality, Coastal, Environmental Hazards, Noise, and Hazardous Material Elements. No significant cumulative land use impacts to the above stated elements are anticipated.

The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, will not result in impacts to the Land Use Plan, or its associated components, of the Bolsa Chica Local Coastal Program.

AESTHETICS

The proposed project will not result in impacts to a City-proposed scenic route designated adjacent to the site.

TRANSPORTATION/CIRCULATION

The proposed project will not result in project-specific impacts related to vehicular traffic increases at the modeled intersections and roadway segments under the existing plus project condition.

The proposed project will not result in significant impacts to parking.

The proposed project will not result in project-specific impacts related to vehicular traffic increases at the modeled intersections and roadway segments under the short-term cumulative condition.

NOISE

The proposed project will increase the existing plus project traffic noise levels along Graham Street by up to 0.8 dB. The 0.8 dB increase in noise levels is not considered a significant impact.

The proposed project in conjunction with other past, present, and reasonably foreseeable future projects will not result in a short-term construction noise impact.

EARTH RESOURCES

No active or potentially active faults are known to exist on the site. There are no impacts associated with ground surface rupture on the project site.

With the implementation of the "remedial grading" component of the project (which raises the site grades), potential impacts from Tsunamis are reduced to a less than significant level.

Impacts from Seiches is low and with implementation of the "remedial grading" component of the project (which raises the site grades) and improvements to the CO5 channel as identified in Section 5.7, potential impacts would be mitigated to a less than significant level.

The proposed project in conjunction with other past, present, and reasonable foreseeable future projects will not result in a cumulative impact related to geology/soils.

CULTURAL RESOURCES

The proposed project will not result in a significant impact on paleontological sites.

PUBLIC SERVICES AND UTILITIES

Implementation of the proposed project will not result in significant impacts to public transportation services.

8.2 IMPACTS MITIGATED TO A LEVEL LESS THAN SIGNIFICANT

Impacts associated with the following environmental issues will be mitigated to a level less than significant upon implementation of applicable standard City policies and requirements and recommended mitigation measures. A summary of the mitigation measures has been provided in Section 8.4.

Initial Study

The proposed project may result in impacts to natural resources and energy. Please refer to mitigation provided under Initial Study Mitigation Measures.

The proposed project may result in impacts to solid waste disposal services and facilities.

Draft EIR

LAND USE COMPATIBILITY

The proposed project may result in inconsistencies with the City's Affordable Housing Policy.

The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, may result in inconsistencies with the City's Affordable Housing Policy.

AESTHETICS/LIGHT AND GLARE

The proposed project may be perceived by some members of the community as having a negative significant, demonstrable aesthetic effect due to the reduction of viewable open space areas.

The proposed project will result in the removal of eucalyptus trees, which could affect the current views of the site.

The proposed project may result in impacts to County-proposed trails.

The project's development will increase the generation of light and glare on-site with on-site vehicle-related increases. Further, the proposed project may result in an impact on the surrounding residential developments primarily to the north and to some extent to the east.

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Lighting from the proposed development may result in light and glare impacts to adjacent off-site uses.

TRANSPORTATION AND CIRCULATION

The proposed project will result in short-term construction related impacts due to the addition of truck and construction vehicle traffic. Depending on the location of the haul route, traffic impacts along the selected route may occur.

The proposed project may result in impacts to pedestrian, bicycle, and vehicular safety related to the establishment of access and an on-site circulation system.

The proposed project in conjunction with other past, present, and reasonably foreseeable future projects will result in level of service deficiencies at the intersections Bolsa Chica Street and Warner Avenue and Graham Street and Warner Avenue under the year 2020 condition.

AIR QUALITY

The proposed project is anticipated to exceed SCAQMD's daily threshold emission levels for NO_x during construction activities. Further, the addition of emissions to an air basin designated as non-attainment is considered under CEQA to be a significant impact.

The proposed project is anticipated to exceed SCAQMD's daily threshold emission levels for CO and ROC. The daily exceedance of the thresholds for CO and ROC is a long-term air quality impact. Further, the addition of emissions to an air basin designated as non-attainment is considered under CEQA to be a significant impact.

The proposed project in conjunction with other past, present, and reasonably foreseeable future projects will result in a short-term air quality impact due to construction activities. The addition of emissions to an air basin designated as non-attainment is considered under CEQA to be a significant impact.

The proposed project in conjunction with other past, present, and reasonably foreseeable future projects will result in significant cumulative long-term impacts to air quality. The addition of emissions to an air basin designated as non-attainment is considered under CEQA to be a significant impact.

NOISE

The proposed project has the potential to result in significant short-term noise impacts during exterior and interior construction activities.

Based on the distance of on-site and off-site homes to the park and the barriers (i.e., proposed new six (6) foot wall), the proposed project may result in significant noise impacts from recreational activities at the proposed park site.

The proposed project is not anticipated to result in significant noise impacts from recreational activities at the proposed park site, based on the distance of on-site and off-site homes to the park and the barriers (i.e., proposed new six (6) foot wall),

The proposed project in conjunction with other past, present, and reasonably foreseeable future projects will not result in a significant incremental increase (0.8 dBA) in traffic noise levels in the year 2020. Noise levels in excess of 65 CNEL are not anticipated considering the sound reduction effects of the proposed wall along the northern property line and along Graham Street.

EARTH RESOURCES

Significant settlements of peat deposits within the upper 5 feet could continue over the design life of the structures without mitigation in the form of removal and/or surcharge.

The potential exists for significant impacts from the on-site mildly to severely corrosive soils.

The proposed project may result in impacts from soils with poor pavement support characteristics.

The proposed project may result in impacts from soils with low shear strength.

The proposed project may result in impacts from soil shrinkage.

The proposed project may result in impacts due to ground shaking.

The proposed project may result in impacts associated with liquefaction and seismic settlement.

The proposed project may result in impacts related to seiches.

The proposed project may result in local subsidence of adjacent properties along the project's northern property boundary due to dewatering.

The proposed project may result in groundwater impacts.

The proposed project may result in impacts from hazardous materials.

DRAINAGE/HYDROLOGY

The proposed project may result in potential impacts to drainage.

The proposed project may result in potential impacts to flooding.

The proposed project may result in potential impacts to water quality.

The project in conjunction with other past, present, and reasonably foreseeable future projects may result in drainage, flooding, and water quality impacts.

BIOLOGICAL RESOURCES

The proposed project may result in the potential loss of active nesting sites for native birds of prey.

The proposed project may result in potential impacts to pocket wetland habitats on the County parcel.

The project, in conjunction with other past, present, and reasonably foreseeable future projects, will incrementally contribute to the cumulative loss of biological resources.

CULTURAL RESOURCES

The proposed project may result in a significant impact on archaeological sites CA-ORA-1308 and 1309.

The proposed project in conjunction with other past, present, and reasonably foreseeable future projects will incrementally contribute to the cumulative loss of potentially significant cultural resources.

PUBLIC SERVICES AND UTILITIES

The proposed project will create increased demand for public services and utilities on a local and regional basis. Additionally, the project, in conjunction with other past, present and reasonably foreseeable future projects, will create an increased demand on fire, police, schools, community services, water, sewer, natural gas, and electrical services and facilities.

8.3 UNAVOIDABLE ADVERSE IMPACTS

The proposed project would not result in unavoidable adverse impacts. Identified impacts have been mitigated to a level less than significant through the implementation of applicable standard City policies and requirements and recommended mitigation measures.

8.4 MITIGATION MEASURES

Initial Study Mitigation Measures

NATURAL RESOURCES/ENERGY

1. Building design and construction shall comply with the Energy Conservation Standards set forth in Title 24 of the California Administrative Code. Prior to approval of building permits for the Specific Plan, architectural and engineering plans shall be subject to the review and approval of the Director of Public Works to ensure conformance with these standards. Energy conservation features should include:
 - Installation of thermal insulation in walls and ceilings which meet or exceed State of California, Title 24 requirements.
 - Insulation of hot water pipes and duct systems. Use of natural ventilation where possible.
 - Use of natural gas for space heating and cooking. Installation of ventilation devices.
 - Orientation to sunlight and use of overhangs.

Landscaping with deciduous trees, to provide shade in the summer months and allow sunlight through in the winter months.

TELEPHONE

1. Prior to issuance of building permits, building plans shall be submitted to GTE enabling GTE to assess the improvements necessary to provide adequate service to the project site.

LIBRARY

1. The applicant shall provide development fees to mitigate conditions of increased demand as part of building permit application. These fees shall be based on the City fee schedule in effect at the time of future building permit applications.

SOLID WASTE DISPOSAL

1. To reduce the proposed project's impacts on waste disposal facilities, project designs shall develop a means of reducing the amount of waste generated both during construction and when the project is in use. The waste reduction program shall be approved by the Planning Director prior to issuance of building permits. Potential ways of reducing project waste loads include implementation of recycling programs, and use of low maintenance landscaping when possible (i.e., native vegetation instead of turf).

2. Rainbow Disposal shall be contacted during the design stage of project components to ensure the most efficient and economical means for rubbish removal. The designs shall include rubbish enclosures, projected travel areas, and turnabouts where necessary.

Draft EIR Mitigation Measures

LAND USE

1. Prior to recordation of a final tract map, the applicant must satisfy the City's policy requiring 10 percent of proposed units to be affordable. This requirement must be satisfied to the discretion of the City ~~Planning~~ Department *of Planning* through one of the following methods:
 - a. Pay a fee to the City, if such a process is available;
 - b. Participate with other developers or a non-profit organization to acquire and/or rehabilitate existing apartment units at any off-site location within a suitable area and provide for continued affordability; or
 - c. Provide the required affordable units at one of Shea Homes' future multi-family projects within the City of Huntington Beach.

AESTHETICS/LIGHT AND GLARE

Aesthetics

1. Prior to approval of building permits, the applicant shall provide proof of incorporation of City comments/conditions related to the overall proposed design and layout of buildings, and landscaping. This design and layout of buildings shall be approved by the City ~~Planning~~ Department *of Planning*.
2. Prior to issuance of building permits, the applicant shall submit a landscaping plan for the area outside the perimeter wall along Graham Street to be reviewed and approved by the City ~~Planning~~ Department *of Planning*.
3. Prior to approval of building permits, the applicant shall provide a Landscape Plan to be approved by the Department of Public Works and the *Department of Planning Division*, which includes the replacement of all mature trees on the site at a 2:1 ratio with 36-inch box trees.
4. Prior to approval of building permits, the applicant shall submit *a bikeways plan* to the City of Huntington Beach ~~Planning Division~~ *Department, in consultation with the Manager of the County PFRD/HBP Program Management and Coordination, for approval of consistency with the Orange County Bikeway Plan.* ~~for approval of project consistency with the County Master Plan of Bicycle Trails.~~

Light and Glare

1. Prior to the approval of building permits, the applicant shall prepare a plan which shows the proposed height, location, and intensity of street lights on-site. The plan shall comply with minimum standards for roadway lighting, and shall be reviewed and approved by the City Planning and Public Works Department.
2. Prior to the approval of building permits, if outdoor lighting is to be included, energy saving lamps shall be used. All outside lighting shall be directed to prevent "spillage" onto adjacent properties and shall be shown on the site plan and elevations.
3. Non-reflective materials shall be utilized to the extent feasible. Individual building site plans shall be reviewed and approved by the City Planning and Public Works Department.

TRANSPORTATION/CIRCULATION

1. Prior to the issuance of ~~building~~ **grading** permits, the applicant shall coordinate with the City of Huntington Beach in developing a truck and construction vehicle routing plan (including dirt import haul route). This plan shall specify the hours in which transport activities can occur and methods to minimize construction related impacts to adjacent residences. The final plan shall be approved by the City Engineer.
2. Prior to the issuance of a **final inspection** ~~certificate of occupancy~~, the applicant shall construct a traffic signal and improve the intersection at the proposed "A" Street and Graham Street.
3. Prior to the issuance of building permits, the applicant shall demonstrate to the satisfaction of the City Traffic Engineer that standards (including ADA) regarding pedestrian/bicycle safety along the perimeter sidewalks ~~will have been~~ met.
4. Prior to the **final inspection** ~~issuance of certificate of occupancy~~, the applicant shall be responsible for restriping Graham Street from Glenstone to the project access ("A" Street) as follows:
 - Two 7 foot bikelanes; one 12' through lane in each direction, and a 14' two-way left turning median.

Additionally, the applicant shall be responsible for restriping Graham Street from "A" street to Warner Avenue, as follows:

- Two 7 foot bikelanes, one 18' through lane in each direction, and a 14' two-way left turning median.

The improvements shall be approved by the City Engineer.

5. Prior to the issuance of building permits, the applicant shall participate in the applicable Traffic Impact Fee (TIF) for the City of Huntington Beach. The actual allocation shall be approved by the City. Appropriate credits shall be granted toward the TIF. The TIF shall cover the project's fair share of year 2020 improvements to the arterial street system as follows:
- Bolsa Chica Street/Warner Avenue - reconfigure intersection for east/west traffic to provide dual left turns and either three throughs or two throughs and an exclusive right turn lane. This deficiency is a product of cumulative growth and not a direct result of the proposed project.
 - Graham Street/Warner Avenue - reconfigure intersection to provide an exclusive southbound right turn lane from Graham Street to Warner Avenue. This deficiency is a product of cumulative growth and not a direct result of the proposed project.

AIR QUALITY

1. During grading and construction, the applicant shall be responsible for compliance with the following:
- A. During clearing, grading, earth moving, or excavation, maintain equipment engines in proper tune.
 - B. After clearing, grading, earth moving, or excavation:
 - 1) Wet the area down, sufficient enough to form a crust on the surface with repeated soakings, as necessary, to maintain the crust and prevent dust pick up by the wind.
 - 2) Spread soil binders; and
 - 3) Implement street sweeping as necessary.
 - C. During construction:
 - 1) Use water trucks or sprinkler systems to keep all areas where vehicles move damp enough to prevent dust raised when leaving the site;
 - 2) Wet down areas in the late morning and after work is completed for the day;
 - 3) Use low sulfur fuel (.05% by weight) for construction equipment.
 - D. Phase and schedule construction activities to avoid high ozone days.
 - E. Discontinue construction during second stage smog alerts.
2. During grading and construction, the applicant shall be responsible for compliance with the following (*or other resources as required by the City Engineer*):
- A. Require a phased schedule for construction activities to minimize daily emissions.

- B. Schedule activities to minimize the amount of exposed excavated soil during and after the end of work periods.
 - C. Treat unattended construction areas with water (disturbed lands which have been, or are expected to be unused for four or more consecutive days).
 - D. Require the planting of vegetative ground cover as soon as possible on construction sites.
 - E. Install vehicle wheel-washers before the roadway entrance at construction sites.
 - F. Wash off trucks leaving site.
 - G. Require all trucks hauling dirt, sand, soil, or other loose substances and building materials to be covered, or to maintain a minimum freeboard of two feet between the top of the load and the top of the truck bed sides.
 - H. Use vegetative stabilization, whenever possible, to control soil erosion from storm water especially on super pads.
 - I. Require enclosures or chemical stabilization of open storage piles of sand, dirt, or other aggregate materials.
 - J. Control off-road vehicle travel by posting driving speed limits on these roads, consistent with City standards.
 - K. Use electricity from power poles rather than temporary diesel or gasoline power generators *when practical*.
3. During grading and construction, the applicant shall be responsible for assuring that vehicle movement on any unpaved surface other than water trucks shall be terminated if wind speeds exceed 15 mph.
 4. During grading and construction, the applicant shall be responsible for the paving of all access aprons to the project site and the maintenance of the paving.
 5. Prior to issuance of grading permits, the applicant shall be responsible for assuring that construction vehicles be equipped with proper emission control equipment to substantially reduce emissions.
 6. Prior to issuance of grading permits, the applicant shall be responsible for the incorporation of measures to reduce construction related traffic congestion into the project grading permit. Measures, subject to the approval and verification by the Public Works Department, shall include, as appropriate:

- Provision of rideshare incentives.
 - Provision of transit incentives for construction personnel.
 - Configuration of construction parking to minimize traffic interference.
 - Measures to minimize obstruction of through traffic lanes.
 - Use of a flagman to guide traffic when deemed necessary.
7. Prior to the *final inspection* ~~issuance of use and occupancy permits~~, the applicant shall provide proof to the City's Traffic Engineer that the project has contributed its 'fair-share' towards regional traffic improvement systems (i.e., traffic impact fees) for the area. This shall include efforts to synchronize traffic lights on streets impacted by project development.
 8. Prior to the *final inspection* ~~issuance of use and occupancy permits~~, the applicant shall provide proof that energy saving features have been installed in project homes as required by the Uniform Building Code. Features may include: solar or low-emission water heaters, energy efficient appliances, double-glass paned windows, low-sodium parking lights, etc.

NOISE

1. Prior to issuance of grading permits, the applicant shall submit and have approved a noise mitigation plan to the Department of ~~Community Development~~ **Planning** that will reduce or mitigate short-term noise impacts to nearby noise sensitive. The plan shall comply with the City of Huntington Beach Noise Ordinance and shall include, but not be limited to:
 - A. A criteria of acceptable noise levels based on type and length of exposure to construction noise levels;
 - B. Physical reduction measures such as temporary noise barriers that provide separation between the source and the receptor; temporary soundproof structures to house portable generators; and
 - C. Temporary generators (if utilized) shall be located as far as practical from sensitive noise receptors.
 - D. Mitigation measures such as restrictions on the time of construction for activities resulting in high noise levels.
2. Prior to issuance of grading permits, the applicant shall produce evidence acceptable to the City Engineer that:
 - A. All grading and construction vehicles and equipment, fixed or mobile, shall be equipped and maintained with effective muffler systems that use state of the art noise attenuation.

- B. Stockpiling and/or vehicle staging areas shall be located as far as practicable from sensitive noise receptors.
 - C. All operations shall comply with the City of Huntington Beach Noise Ordinance.
3. Prior to issuance of grading permits, the applicant shall produce evidence (specifications) acceptable to the City Engineer that the new walls along the projects northern property (along the rear property line of lot #103 to lot #123 *on Kenilworth Drive* and the side property lines of lots #125 and #126 *on Greenleaf Lane* of Tract 5792) and Graham Street (along the project's boundary) will be constructed to achieve maximum sound attenuation.

EARTH RESOURCES

1. Prior to the issuance of a grading permit, the recommendations contained in Section 7.0 of the geotechnical study, located in Appendix E of this document shall be incorporated into the earthwork activities of the proposed project to the satisfaction of the City Engineer. Earthwork activities include grading, clearing and demolition, site preparation, unsuitable soil removals, backcuts, excavation processing, compaction of all fills, mixing, benching, inspection, survey control, subgrade preparation, cut and fill slope construction, haul roads, import soils, structural load and settlement/subsidence measures, and storm drain relocation.
2. Prior to the issuance of a building permit, the recommendations contained in Section 8.0 of the geotechnical study, located in Appendix E of this document, shall be incorporated into the structural design of the proposed project to the satisfaction of the City Engineer. Structural design activities include: Foundation Design; Settlements including Foundation Loads and Seismically Induced Settlements; Post-Tensioned Slab/Foundations; Mat Foundations; Other Foundation Recommendations such as Footing Embedment, Underslab Treatment, and Subgrade Moisture Content; Concrete Driveways, Sidewalks, and Flatwork; Structural Setbacks; Retaining Walls; Other Design and Construction Recommendations such as Lot Drainage, Utility Excavations, Utility Trench Backfill, Corrosion, Metallic Structures, and Concrete Structures.
3. Prior to issuance of a building permit, it shall be proven to the Department of Public Works that all structures are designed in accordance with the seismic design provisions of the Uniform Building Codes or Structural Engineers Association of California to promote safety in the event of an earthquake.
4. Prior to the issuance of grading permits, the applicant shall contract with a dewatering expert to prepare a detailed Dewatering Plan. This plan shall include the placement of monitoring wells ~~along~~ *near* the northern property line to evaluate ground water levels during the proposed project dewatering activities. The dewatering activities shall be adjusted immediately if the monitoring wells show ground water level changes which

may effect subsidence of adjacent properties. The Dewatering Plan shall be reviewed and approved by the Department of Public Works.

5. Prior to the issuance of a grading permit, Phase II environmental soil sampling shall be conducted to determine the residual levels of pesticides in the soil. If inappropriate/unsafe levels are identified by this analysis, "clean up" measures shall be recommended and implemented. The Phase II sampling and any necessary measures shall be approved by the Department of Public Works.
6. Prior to the *final inspection* ~~issuance of certificates of occupancy~~, testing to verify the estimated radon gas levels shall be implemented as deemed necessary by the Department of ~~Community Development~~ *Planning*.

DRAINAGE/HYDROLOGY

1. Prior to the issuance of building permits, the project applicant shall implement conditions of the Public Works Department regarding storm drainage improvements which shall include, but not be limited to:
 - Construct the necessary storm drainage improvements (identified on Exhibit 42 within the EIR) to handle increased flows and intercept off-site flows.
 - Ensure that future building pads are placed at elevations suitable to withstand 100-year flood.
 - Construct the necessary improvements to the East Garden Grove - Wintersburg Channel (C05) along the site perimeter.
2. Prior to issuance of any grading permits, the applicant shall submit a "Notice of Intent" (NOI), along with the required fee to the State Water Resources Control Board to be covered under the State NPDES General Construction permit and provide the City with a copy of the written reply containing the discharger's identification number.
3. Prior to the issuance of the grading permits, the applicant shall provide a Water Quality Management Plan showing conformance to the Orange County Drainage Area Management Plan and all NPDES requirements (enacted by the EPA) for review and approval by the City Engineer. The plan shall reduce the discharge of pollutants to the maximum extent practical using management practices, control techniques and systems, design and engineering methods, and such other provisions which are appropriate.

BIOLOGICAL RESOURCES

1. If project grading construction is scheduled during the normal breeding season for red-tailed hawk and other raptors locally (March to July), a survey shall be conducted for active nests. Prior to the issuance of grading permits, should any active nests be located within the zone of potential disturbance, construction activities shall be limited to areas 500 feet away from the nest until the young have fledged and have begun foraging away

from the nest site. The 500 foot protection zone shall be fenced with visible warning-color materials. Nest trees shall be removed during the non-breeding season only.

2. Wetlands impacts to the isolated pocket wetlands shall be mitigated at a ratio of 4:1 (square footage of wetlands to square footage of fill). The Coastal Development Permit shall require that **mitigation for** the fill of the pocket wetlands, ~~that mitigation be implemented prior to or concurrent with the development creating the adverse impact~~ **the issuance of a grading permit for the 4.5 acre County Parcel**. The mitigation site shall be **on-site or** within the Bolsa Chica Lowlands unless the Lowlands are sold to a new landowner and the new landowner is unwilling to allow the proposed mitigation to proceed. In such a case, the developer of the site shall find an alternative mitigation site. ***The total mitigation for the loss of two small patches of degraded pickleweed habitat shall include the preservation and enhancement of 2 acres of appropriate wildlife habitat per established requirement of the Department of Fish and Game. The DFG shall approve the habitat to be preserved and enhanced.***

CULTURAL RESOURCES

1. Prior to issuance of a grading permit, the applicant shall conduct a subsurface test investigation for CA-ORA-1308 and 1309 to determine the horizontal boundaries of the sites as well as to confirm the surface conclusions of non-significance as indicated in the March, 1997 Archeological Assessment. This may be accomplished through the mechanical excavation of a number of auger holes as well as two 1x1-meter hand excavated units for stratigraphic control. The subsurface test investigation, which includes discussion of significance (depth, nature, condition, and extent of resources), final mitigation recommendations, and cost estimates, shall be submitted to the ~~Community Development~~ **Planning** Director for review and approval.
2. Prior to issuance of a grading permit, the applicant shall create (if deemed necessary through Measure 1 above) a cultural resource management plan based on test results. A full data recovery program shall be designed if site avoidance is not feasible through design. Possible recovery plans include, but are not limited to, preservation, salvage, partial salvage, or no mitigation necessary. The plan shall **include consultation with appropriate Native American Organization and** be reviewed and approved by the ~~Community Development~~ **Planning** Director. ***Additionally, the plan shall require peer review in conformance with the Coastal Commission's Archaeological Guidelines.***
3. Prior to issuance of a grading permit, the applicant shall provide written evidence that a certified archaeologist has been retained, shall be present at the pre-grading meeting/conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the project proponent, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. ***The archaeological resource surveillance procedures shall include a provision for Native American review of grading operations.*** If additional or unexpected archaeological features are discovered, the archeologist shall report such findings to the applicant and to the ~~Community Development~~ **Planning** Department ***of Planning and the***

appropriate Native American Organization. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the applicant, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the ~~Community Development~~ ***Planning*** Director.

PUBLIC SERVICES AND UTILITIES

Fire

1. Prior to approval of building permits, building plans shall be submitted to and approved by the Fire Department. If during the Fire Department's plan check it becomes evident that fireground operations will become impeded, the department will impose ~~standard~~ ***additional*** fire code requirements ~~such as~~ ***in addition to the*** automatic sprinkler systems, alarm systems, access roads, etc.

Police

2. Prior to issuance of building permits, the Police Department shall be consulted during preliminary stages of the project design to review the safety features, determine their adequacy, and suggest improvements.
3. During construction and at complete buildout, the project shall provide easy access into and within the project site for emergency vehicles and addresses shall be well marked to facilitate response by officers. Prior to the first ***final inspection*** ~~Certificate of Occupancy~~, project site plans depicting these requirements shall be reviewed and approved by the Police Department.

Schools

4. Prior to issuance of building permits, the applicant shall provide school fees to mitigate conditions of overcrowding as part of building permit application. These fees shall be based on the State fee schedule in effect at the time of building permit applications.
5. Prior to issuance of building permits, the applicant shall show proof of compliance with the Mitigation Agreement established between the Huntington Beach Union High School District, subject to the approval of the City of Huntington Beach.

Water

6. Prior to issuance of grading permits, the developer shall submit a hydraulic computer water model analysis for the development proposed on the City parcel, which addresses the following:
 - a. Water demand required by project
(fire flow demand as determined by the Fire Department)

b. Master Plan/General Plan Amendment (GPA) review

The City of Huntington Beach Water (Master Plan) System Computer Model (i.e. **H2OBoyleNET**) must be run with the proposed land use demands (i.e. GPA), and contrasted with the model run using the existing land use demands, (i.e. the General Plan, in effect at the time the Water Master Plan was adopted).

The City of Huntington Beach Water Division must be contracted to perform this analysis on the existing City of Huntington Beach Water System Model (**H2OBoyleNET**), for a fee to be paid by the developer a minimum of 30 days in advance. If the analysis shows that project demands cannot be met with the City's current water system, the developer shall be required to upgrade the City's system to meet the demands and/or otherwise mitigate the impacts of the project at no cost to the City.

7. Prior to issuance of use and occupancy permits, the following water conservation measures shall be implemented as required by state law:
 - a. Ultra-low-flush toilets
 - b. Ultra-low-flow showers and faucets
 - c. Insulation of hot water lines in water recirculating systems
 - d. Compliance with water conservation provisions of the appropriate plumbing code
8. Prior to ~~issuance of use and occupancy permits~~ **final inspection**, water pressure regulators to limit downstream pressure to a maximum of 60 psi shall be installed.
9. Prior to issuance of building permits, pervious paving material shall be used whenever feasible to reduce surface water runoff and aid in groundwater recharge and slopes and grades shall be controlled to discourage water waste through runoff.
10. Prior to ~~issuance of use and occupancy permits~~ **final inspection**, the applicant shall provide information to prospective residents regarding benefits of low water use landscaping and sources of additional assistance in selecting irrigation and landscaping.
11. The Water Division **and Park, Tree, and Landscape Division** of the City's Public Works Department shall be consulted during design and construction of the Park for further water conservation measures to review irrigation designs and drought tolerant plant use, as well as measures that may be incorporated into the project to reduce peak hour water demand.
12. Prior to issuance of grading permits, the developer shall submit a hydraulic computer water model analysis for the portion of the project to be developed on the County parcel, which addresses the following:
 - a. Water demand required by project
(fire flow demand as determined by the Fire Department)

b. Master Plan/General Plan Amendment (GPA) review

The City of Huntington Beach Water (Master Plan) System Computer Model (i.e. *H2OBoyleNET*) must be run with the proposed land use demands (i.e. GPA), and contrasted with the model run using the existing land use demands, (i.e. the General Plan, in effect at the time the *current* Water Master Plan was adopted).

The City of Huntington Beach Water Division must be contracted to perform this analysis on the existing City of Huntington Beach Water System Model (*H2OBoyleNET*), for a fee to be paid by the developer a minimum of 30 days in advance. The developer shall be required to upgrade the City's system to meet the demands and/or otherwise mitigate the impacts of the project proposed development on the County parcel, at no cost to the City. Any incremental impacts to the City's water system would need to be mitigated to the satisfaction of the Department of Public Works - Water Division.

13. Prior to the issuance of building permits, *for any lot within the 4.5 acre parcel within the County of Orange*, the applicant shall show proof from LAFCO of approval of annexation of the County parcel into the City of Huntington Beach *and the Orange County Sanitation District*, subject to the approval of the City Planning and Public Works Departments.
14. Irrigation systems within the Park which minimize water waste shall be used to the greatest extent possible. Such measures should involve, where appropriate, the following features:
 - a. Raised planters and berming in conjunction with closely spaced low volume, low angle (22 ½ degree) sprinkler heads.
 - b. Drip irrigation
 - c. Irrigation systems controlled automatically to ensure watering during early morning or evening hours to reduce evaporation losses.
 - d. The use of reclaimed water for irrigated areas and grass lands. The project applicants shall connect to the Orange County Water District's "Green Acres" system of reclaimed water should this supply of water be available. Separate irrigation services shall be installed to ease this transition.
15. Landscape and irrigation plans for the Park which encourage minimized use of lawns and utilize warm season, drought tolerant species shall be submitted to and approved by the Water Division *and Park, Tree, and Landscape Division*.

Sewer

16. Prior to the issuance of building permits, the property owner (Shea Homes) shall construct the new sewer lift station and force main in accordance with the City-approved Sewer Plan for the proposed project, and implement conditions of the Public Works Department regarding sewer infrastructure improvements to handle increased sewer flow demands.

Storm Drains

Please refer to Section 5.7 Drainage/Hydrology of this EIR.

Natural Gas

17. Prior to issuance of building permits, ~~The~~ *the Southern California* Gas Company or designated natural gas provider shall be consulted with during the building design phase for further energy conservation measures.

Electricity

18. Prior to issuance of building permits, SCE shall be consulted with during the building design phase for further energy conservation measures.

8.5 APPLICABLE STANDARD CITY POLICIES AND REQUIREMENTS

Initial Study

EIR

LAND USE COMPATIBILITY

- A. Prior to submittal for building permits, the applicant/owner shall submit three copies of the site plan to the Planning Division for addressing purposes. If street names are necessary, submit proposal to Fire Department for review and approval.
- B. Prior to submittal for building permits, the applicant/owner shall depict all utility apparatus, such as but not limited to backflow devices and Edison transformers, on the site plan. They shall be prohibited in the front and exterior yard setbacks unless properly screened by landscaping or other method as approved by the Community Development Director.
- C. Prior to submittal for building permits, the applicant/owner shall depict colors and building materials as proposed.
- D. Prior to the issuance of building permits, the applicant/owner shall submit a Landscape Construction Set to the Departments of Community Development and Public Works which must be approved. The Landscape Construction Set shall include a landscape plan prepared and signed by a State Licensed Landscape Architect and include all proposed/existing plan materials (location, type, size, quantity), and irrigation plan, a grading plan, an approved site plan, and a copy of the entitlement conditions of approval. The landscape plans shall be in conformance with Section 9608 of the Huntington Beach Ordinance Code. The set must be approved by both departments prior to issuance of building permits. Any existing mature trees that must be removed shall be replaced at a 2 to 1 ratio with minimum 86-inch box trees, which shall be incorporated into the project's landscape plan.
- E. The applicant/owner shall comply with all applicable provisions of the Ordinance Code, Building Division, and Fire Department.
- F. The required landscaping and irrigation systems shall be completed and installed by the applicant/owner prior to final inspection/within 12 months.
- G. All improvements (including landscaping) to the property shall be completed in accordance with the approved plans and conditions of approval specified herein.

- H. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.

AESTHETICS/LIGHT AND GLARE

- A. All rooftop mechanical equipment shall be screened from any view. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved.
- B. Prior to the issuance of building permits, the applicant/owner shall submit a Landscape Construction Set to the Departments of Community Development and Public Works which must be approved. The Landscape Construction Set shall include a landscape plan prepared and signed by a State Licensed Landscape Architect and include all proposed/existing plan materials (location, type, size, quantity), and irrigation plan, a grading plan, an approved site plan, and a copy of the entitlement conditions of approval. The landscape plans shall be in conformance with Section 9608 of the Huntington Beach Ordinance Code. The set must be approved by both departments prior to issuance of building permits. Any existing mature trees that must be removed shall be replaced at a 2 to 1 ratio with minimum 36-inch box trees, which shall be incorporated into the project's landscape plan.
- C. Prior to the submittal for building permits, the applicant/owner shall ensure that if outdoor lighting is included, high-pressure sodium vapor lamps or similar energy saving lamps shall be used. All outside lighting shall be directed to prevent "spillage" onto adjacent properties and shall be noted on the site plan and elevations.

TRANSPORTATION/CIRCULATION

- A. Prior to issuance of building permits (or certificate of occupancy, if determined appropriate by the Traffic Division and Planning Division), a Trip Generation Analysis shall be submitted for review and approval by the Public Works Department, Traffic Engineering Division. The analysis shall be used to determine the project's Traffic Impact Fee. This has been accomplished; refer to Appendix B of this EIR. The traffic impact fees shall be paid prior to issuance of the certificate of occupancy.
- B. All applicable Public Works fees shall be paid.
- C. An interim parking and/or building materials storage plan shall be submitted to the Department of Community Development to assure adequate parking is available for employees, customers, contractors, etc., during the project's construction phase.

AIR QUALITY

- A. During construction, the applicant shall use water trucks or sprinkler systems on all areas where vehicles travel to keep damp enough to prevent dust from being raised when leaving the site.
- B. During construction, the applicant shall use low sulfur fuel (.05% by weight) for construction equipment.
- C. During construction, the applicant shall attempt to phase and schedule construction activities to avoid high ozone days (first stage smog alerts).
- D. During construction, the applicant shall discontinue construction during second stage smog alerts.

NOISE

- A. Construction shall be limited to Monday - Saturday 7:00am to 8:00pm. Construction shall be prohibited Sundays and Federal holidays.

EARTH RESOURCES

- A. Prior to submittal for building permits, a detailed soils analysis shall be prepared by a registered Soils Engineer. This analysis shall include onsite soil sampling and laboratory testing of materials to provide detailed recommendations regarding grading, chemical and fill properties, foundations, retaining walls, streets and utilities.

DRAINAGE AND HYDROLOGY

- A. Prior to issuance of building permits, a grading plan shall be submitted to the Department of Public Works for review and approval (by issuance of a grading permit). A plan for silt control for all water runoff from the property during construction and initial operation of the project may be required if deemed necessary by the Director of Public Works.
- B. Prior to issuance building permits, an erosion control plan shall be submitted to Public Works Department.
- C. All applicable Public Works fees shall be paid.

PUBLIC SERVICES AND UTILITIES

- A. All applicable Public Works fees shall be paid. The developer will be responsible for the payment of any additional fees in place at the time building permits are pulled.